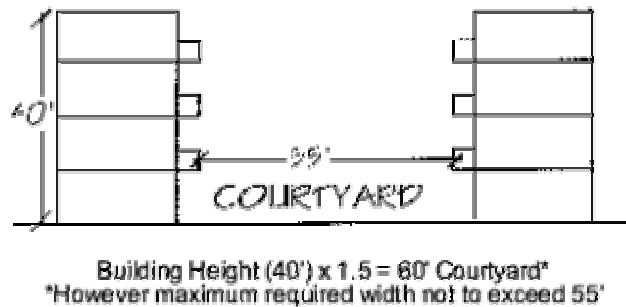
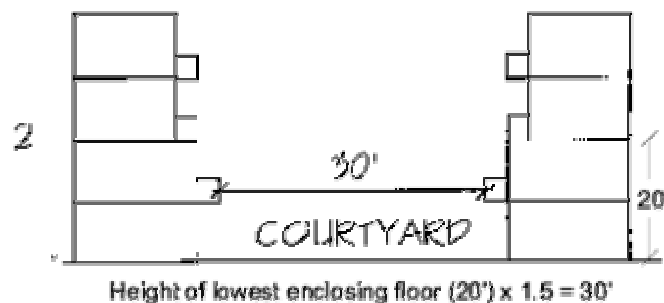


- (2) The height of the building wall shall be measured from the courtyard elevation to the roof eaves of the enclosing building(s);
- (3) The courtyard dimension is a measurement of the usable open space between two building walls, or to a property line. If balconies or corridors project into a courtyard, the dimension shall be measured from the edge of the projecting balconies and/or, corridors, see figure below:



- (4) Special incentive is provided to encourage courtyards which are visibly open to the street. If 50 percent of the courtyard width is open to the street, the area that is contiguous with the courtyard, in the setback area, can be counted as usable open space (see Figure 20C.40.70-020(4); and
- (5) If the enclosing walls terrace upward and back with succeeding stories, the courtyard dimension may be reduced but shall not be less than 1.5 times the height of the ceiling of the lowest enclosing floor (see figure below).



(Ord. 1901)

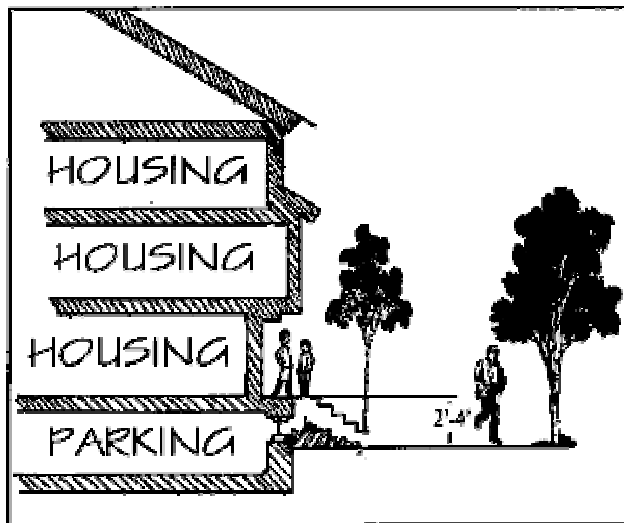
**20C.40.75 Residential Access Building.**  
**20C.40.75-010 Purpose.**

In order to ensure that orientation of the primary entrance is toward the street and adds interest to the building design, the following pedestrian access requirements shall apply. (Ord. 1901)

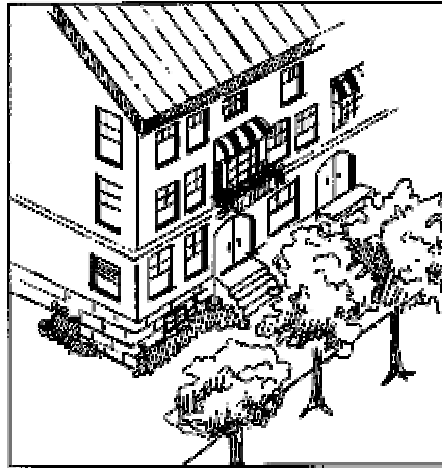
**20C.40.75-020 Front Entry.**

Every multi-family building shall have a covered front entry way developed in accordance with the following standards in order to provide a front entry design element:

- (1) Orientation. The primary entry shall face the front property line or front yard.
- (2) Size. The entry shall be at least eight feet wide.
- (3) Walkway. A decorative paved walkway, separated from and not crossing driveways shall be provided between the entry and the City Center Downtown pedestrian system.
- (4) The entry of ground floor units and ground floor foyers/lobbies along street fronts shall be between two and four feet above the grade of the adjoining pedestrian system in order to provide visual interest in the yard abutting the street. This requirement shall not apply to residential projects with ground floor commercial uses. (See figure below.)



New multi-family development shall utilize 1/2 flight up entries off of the street, giving privacy as well as a view of the street and sidewalk.



(Ord. 1901)





Where patios/private open spaces for units front the street (as opposed to front doors), walkways from the public sidewalk to the patio shall also be included to provide a “front” to the unit along the street.

### **20C.40.78 Ground Floor Residential Uses on Type Va Pedestrians Streets.**

#### **20C.40.78-010 Intent.**

In order to ensure that dwelling units at street level are safe and comfortable for the occupants of the units, while also ensuring that the exterior of the unit is attractive and pedestrian friendly for people walking on the street sidewalks, the following design requirements shall apply.

#### **20C.40.78-020 Requirements.**

Standards are as follows:

- (1) Ground floor residential units along the street shall be set back a minimum of 6 feet from, and no more than 8 feet from, the back of the required street sidewalk.
- (2) The finish floor of the ground floor unit along the street shall be at least 3 feet above the street sidewalk grade, except units designated for ADA accessibility may have a front door at the same grade as the street sidewalk.
- (3) Primary or secondary access shall be provided to the unit via front door at the street or walkway to patio/porch along the street. See examples below.





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